

**ASH TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
February 21, 2017
7:00 p.m.**

The Ash Township Planning meeting was called to order at 7:01 p.m. in the Ready Road Hall by Chairman Smith.

Members present: Eric Smith, Sid Stumpmier, Don Kecskes, Bob Lowry, Robin Carmack, and Jim Booth.

Absent members: Eric Blaz. Two seats are vacant.

Others present: Jim Vaslo – Township Manager, Nick Lomako – Township Planner, Bill Godfroy – Township Attorney, and 27 citizens.

Motion #411 Meeting Minutes Approval.

Motion by Booth supported by Stumpmier to approve the Ash Township Planning Commission Meeting Minutes of January 17, 2017 as presented. Voice vote taken. Motion carried.

Motion #412 Agenda Approval.

Motion by Booth supported by Smith to approve the agenda as amended. Voice vote taken. Motion carried.

Old Business

- A. A **Public Hearing** for Parcel #5801-027-026-10, commonly known as 10221 Telegraph Road, Carleton, MI 48117, owned by Jason Cullen, who is requesting a Special Land Use permit to bring existing commercial business into compliance with the Ash Township Zoning Ordinance. **Tabled from 11/15/16.**

Manager Vaslo stated that he spoke to the applicant and that he did not wish to proceed with the Special Land Use request at this time. The Manager asked that the subject be removed from further agendas until such time as the applicant asks to proceed. The following motion was offered:

Motion #413 To Remove.

Motion by Kecskes supported by Lowry to remove the Special Land Use request for Parcel # 5801-027-026-10 from further agendas. Voice vote taken. Motion carried.

New Business

- A. A **Public Hearing** for Parcel #5801-003-019-00, 60 acres of vacant land on Will Carleton Rd in Carleton, MI 48117, owned by Guardian Glass who is requesting a rezoning from AG, Agricultural to I-2, General Industrial, for a planned expansion to their glass fabrication and warehousing operation.

Motion #414 To Open Public Hearing.

Motion by Stumpmier supported by Booth to open the Public Hearing for Parcel # 5801-003-019-00 and the rezoning request.

Voice vote taken. Motion carried.

Chairman Smith began the discussion by asking Planner Lomako to review the request for the commission. In Wade Trim's letter dated 1/20/17, to the Planning Commission members, the planner reviewed the rezoning request in consideration of the existing land use patterns, established zoning patterns, proposed zoning, future land use recommendations, and sound planning principles. He went on to offer their findings for the commission's consideration. Wade Trim's recommendation was in support of the rezoning request.

Chairman Smith offered the floor to Guardian Glass and Gerry Hool, Plant Manager, spoke on behalf of the company. The Chair asked Mr., Hool to give the members and the citizens present a general idea of what is proposed for the parcel in question. He also answered questions from the commission.

Chairman Smith opened public comment to the citizens and some spoke against the requested rezoning while other voice their concerns about additional traffic, noise, light pollution, environmental concerns, property values and the need for buffering if the project were to go through. There was some support for the request. The need for jobs, tax base, making materials in America, and Guardians long presence in the Township were some reasons given for the support. Planner Lomako noted that the conclusions reached in Wade Trim's review of the project offer positive facts for framing a motion to recommend. After some additional discussion and comment the following motions were offered:

Motion #415 To Close Public Hearing.

Motion by Lowery supported by Booth to close the Public Hearing for Parcel #5801-003-019-00. Voice vote taken. Motion carried.

Motion #416 To Recommend.

Motion by Booth supported by Lowry to recommend to the Township Board that Parcel #5801-003-019-00 be rezoned from AG, Agricultural to I-2 General Industrial. Roll Call: 5 - Yes, 1 - No (Stumpmier) Motion carried.

- B. **Public Hearing** for proposed text amendments to Ash Township Zoning Ordinance 7C, Article 21, Section 21.05, Subsections (3), (5), (7), (8), (9), and Article 15, Section 15.02, Subsection (8) as they pertain to Accessory Building Height and Setbacks.

Motion #417 To Open Public Hearing.

Motion by Kecskes supported by Booth to open the Public Hearing for the proposed text amendments regarding accessory buildings heights and setbacks.
Voice vote taken. Motion carried.

Planner Lomako reviewed the proposed changes as they were presented in Wade Trim's memorandum to the commission dated 1/9/17. The Chair noted that the changes presented were the final product of several months of Planning Commission input and deliberations.

The floor was opened to public comment and one question was asked regarding the changes and if they would have any effect on industrial projects. The answer was no. Hearing no further comments and having no other discussions the following motions were offered:

Motion #418 To Close Public Hearing.

Motion by Stumpmier supported by Smith to close the Public Hearing for the proposed text amendments to the zoning ordinance as they pertain to accessory buildings heights and setbacks.
Voice vote taken. Motion carried.

Motion #419 To Recommend.

Motion by Booth supported by Smith to recommend approval to the Ash Township Board of the text amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.05, Subsections (3), (5), (7), (8), (9) and Article 15, Section 15.02, Subsection (8) as presented.
Roll Call: 6 - Yes, 0 - No Motion carried.

- C. A **Public Hearing** for proposed text amendments to Ash Township Zoning Ordinance 7C, Article 21, Section 21.09, Subsection (9), as they pertain to Private Swimming Pools.

Motion #420 To Open Public Hearing.

Motion by Kecskes supported by Smith to open the Public Hearing for the proposed text amendments regarding private swimming pools.
Voice vote taken. Motion carried.

Planner Lomako was asked to review the proposed changes as they were presented in Wade Trim's memorandum to the commission dated 1/11/17. The Planner noted that recent changes to the Michigan Building codes created somewhat of a conflict between the zoning ordinance and the Building Code. The Chair again noted that the changes presented were the final product of several months of Planning Commission input and deliberations.

The floor was opened to public comment and one question was asked regarding the changes and if they would have any effect on ponds. The answer was no. Hearing no further comments and having no other discussions the following motions were offered:

Motion #421 To Close Public Hearing.

Motion by Stumpmier supported by Lowry to close the Public Hearing for the proposed text amendments to the zoning ordinance as they pertain to private swimming pools.
Voice vote taken. Motion carried.

Motion #422 To Recommend.

Motion by Carmack supported by Smith to recommend approval to the Ash Township Board of the text amendments to the Ash Township Zoning Ordinance 7C, Article 21, Section 21.09, Subsection (9), as they pertain to Private Swimming Pools as presented
Roll Call: 6 - Yes, 0 - No Motion carried.

Comments from the Audience

Attorney Matthew Roman asked to speak regarding Medical Marijuana. He shared his views on the changing laws as they pertain to local municipalities. He supplied the members with some handouts on the subject and offered assistance if the Township should want to opt in and regulate this industry.

Julie Missler asked about the next step in the Guardian rezoning process. Manager Vaslo said the Monroe County Planning Commission would be the next step in the review and approval process with the final decision to be made by the Township Board either in March or April.

Hearing no other comments the following motion was offered:

Motion #423 Meeting Adjourn.

Motion by Booth supported by Lowry to adjourn at 8:15 p.m.
Voice vote taken. Motion carried.

Respectfully Submitted
Jim Vaslo, Ash Township Manager